

107.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

854,400 / 854,400

854,400 / 854,400

854,400 / 854,400

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
30		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS BRIAN E
Owner 2:	COLLINS CHRISTINE M
Owner 3:	

Street 1: 30 COUNTRY CLUB DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DOOLEY RICHARD A--TRS-ETAL -

Owner 2: DOOLEY ANN M -

Street 1: 30 COUNTRY CLUB DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2365 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10158	Sq. Ft.	Site			0	70.	0.71	4									507,320						507,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10158.000	347,100		507,300	854,400		68394
							GIS Ref
							GIS Ref
							Insp Date
							10/05/16


PATRIOT
Properties Inc.
USER DEFINED

Prior Id # 1:	68394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	347,100	0	10,158.	507,300	854,400		Year end	12/23/2021
2021	101	FV	334,500	0	10,158.	507,300	841,800		Year End Roll	12/10/2020
2020	101	FV	334,500	0	10,158.	507,300	841,800	841,800	Year End Roll	12/18/2019
2019	101	FV	260,900	0	10,158.	507,300	768,200	768,200	Year End Roll	1/3/2019
2018	101	FV	260,900	0	10,158.	434,800	695,700	695,700	Year End Roll	12/20/2017
2017	101	FV	260,900	0	10,158.	405,900	666,800	666,800	Year End Roll	1/3/2017
2016	101	FV	260,900	0	10,158.	347,900	608,800	608,800	Year End	1/4/2016
2015	101	FV	259,700	0	10,158.	311,600	571,300	571,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOOLEY RICHARD	1353-59		5/5/2008		550,000	No	No		
	1069-37		5/1/1990			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	710	Redo Bas	46,918	O				
8/2/2017	991	Redo Kit	34,525	C				
12/11/2015	1905	Redo Bat	10,600					
3/14/2003	160	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2016	Measured	DGM	D Mann
10/5/2016	Left Notice	DGM	D Mann
10/5/2016	Permit Visit	DGM	D Mann
2/18/2009	Meas/Inspect	163	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	A Bath:	Rating: Good		3/4 Bath: 1	A 3QBth:	Rating: Good		1/2 Bath: 1	A HBth:	Rating: Good		10	FFL BMT (170) 17		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 16 - Stone Vene 5%	OthrFix:		Rating: Good										39			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Good		A Kits:		Rating: Good		Fpl: 2	Rating: Good			24	FFL BMT (1396)		
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID								26			
Grade: C - Average				Location:				1st Res Grid Desc: Line 1 # Units 1											
Year Blt: 1955	Eff Yr Blt:			Total Units:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Alt LUC:	Alt %:			Floor:															
Jurisdct: G5	Fact: .			% Own:															
Const Mod:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good 18. %	Functional: %	Economic: %	Special: %	Override: %	Exterior:	No Unit	RMS	BRS	FL						
Prim Floors: 3 - Hardwood	Sec Floors: %			Total: 18.6 %					Interior:	1	8	3							
Bsmnt Flr: 4 - Carpet	Subfloor:	Bsmnt Gar: 2	Electric: 3 - Typical		Size Adj.: 1.31371689	Const Adj.: 1.01151502	Adj \$ / SQ: 132.884	Other Features: 116330	Additions:										
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air		Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ: 100.00	Rate	Parcel ID	Typ	Date	Sale Price						
# Heat Sys: 1	% Heated: 100	Solar HW: NO	% Com Wal	% AC: 100	LUC Factor: 1.00	Adj Total: 426440	Depreciation: 79318	AvRate: 1.00		Juris. Factor: 1.00	Before Depr: 132.88								
				% Sprinkled: 100			Deprecated Total: 347122	Ind.Val: 0		Special Features: 0	Val/Su Net: 110.26								
								Final Total: 347100		Val/Su SzAd: 219.41									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS												PARCEL ID 107.0-0004-0006.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							